

"APPENDIX- IV-A"

[See proviso to rule 8 (6)]

Sale notice for sale of immovable property

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited the Secured Creditor on **21.06.2024** will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **31st December, 2024** for recovery of **Rs 2,56,92,373.47/- (Rupees Two Crore Fifty-Six Lakh Ninety-Two Thousand Three Hundred Seventy-Three and Forty-Seven Paise Only)** as on **10.10.2024** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/Guarantors** Namely **M/s Rentprop4u Mgt Services Private Limited, Mr. Nagaraj M, Mrs. Asha M and Mr. Ravi M.**

The Reserve Price and the Earnest Money Deposit will be as follows:

<u>Description of the immovable property</u>	Reserve Price	Earnest Money Deposit
<p>"All the piece and parcel of the property bearing: - Property 1.</p> <p>Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on:</p> <p>East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah;</p>	<p>Rs. 3,32,28,540/-</p>	<p>Rs. 33,22,854-</p>

North by : Property belongs to Mr. Muniyappa & Mr. Nagaraju;
South by : Property belongs to Mr. Chowdappa.

Property 2.

Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on:

East by : Road;
West by : Property belongs to Mr. Vasu;
North by : Karadamma Temple;
South by : Property belongs to Mr. Ashwath.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> also on the website of <https://sarfaesi.auctiontiger.net>

Date: 28.11.2024

Place: Bangalore

Loan Account Numbers: ABBANLAP000000576449

for Aditya Birla Finance Limited

Authorized Officer
(9710457535/9686701466)